



STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
MANUFACTURED HOUSING DIVISION

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Policy and Procedure For Structural and Non-Structural Perimeter Foundations

This procedure will address two types of perimeter foundation systems. The first is a structural system designed to support the home and aid in the resistance of lateral loads created by wind and seismic activity. The second is a perimeter system designed or intended to work as a retainer system for the surrounding soils.

Structural Perimeter Foundation—Manufactured Housing Division Plan Approval Required:

All structural foundation systems must be designed and stamped by a Nevada Registered Engineer or Architect, Licensed Contractor or Home Owner. Submit 3 copies of plans, one copy to be no larger than 11"x17" to your closest MHD office at the local address listed above in the letterhead along with a fee of \$75. The drawings must address the following:

1. The soil bearing capacity and any soil preparations needed for the construction site to create or maintain a minimum bearing capacity of 1000 pounds per square foot.
2. Construction design for the footings and stem walls including rebar size and placement. Stem wall material below grade must be sealed concrete, concrete masonry unit (CMU) or a material or system designed to prevent water infiltration to the crawl space.
3. Type, size and attachment of the mud sill and crawl space vents.
4. Description, specifications and location of any device used to secure the home to the foundation and resist wind or seismic loads. Any devices used for this purpose must meet or exceed requirements established in the Part 3280 Manufactured Home Construction and Safety Standards.
5. Dimensions and location of the poured-in-place concrete used to support the floor loads of the home. (runners)
6. Any additional requirements imposed by a local jurisdiction or financial institution must meet or exceed the installation standards set by the Manufactured Housing Division or, the manufacturers installation standards. This would include "8-point" foundations which may be required by Assessors for conversion to real property.

7. 8-point Foundations:
 - a) Are not approved for install requirements
 - b) Must have adjustable heads or leveling ability

Non-Structural Perimeter Retainer Walls and Skirting—Manufactured Housing Division Plan Approval Not Required

Non-structural perimeter walls, retainer walls and skirting must be designed in accordance with the codes adopted by the Nevada Administrative Code 489. The design must incorporate the following:

1. These types of structures are not allowed to support the perimeter of the home.
2. The material used for skirting above finish grade must be resistant to weather, pests and insects. All wood and wood type products must be pressure treated if used within 6 inches of the ground
3. Materials used below grade as a retainer must be of a type that will seal out any water infiltration. This material cannot be wood or any cellulose type material.
4. Below grade or retainer type skirting must use a concrete footing for support. Non Structural retainer walls cannot extend more than 24 inches below grade. Minimum size for the footing is 6 inches thick and 12 inches wide.
5. These footings may be used to secure tie-down devices designed for concrete embedment when constructed in accordance with the devices requirements. Plan approval is required for this structure and tie-down embedments. Pre-pour inspections for footings and retainer walls when CMU's are used for the stem wall. One piece of rebar (1/2") required in horizontal bond beam.

Inspection of Structural Perimeter Foundations

The Division will conduct inspections ONLY in jurisdictions that do not conduct inspections of foundations for manufactured houses/mobile homes.

There MUST be two inspections of structural foundations. The first will be before the concrete is poured and all forms and rebar are in place: the fee for this inspection will be \$40 for inspection plus \$10 for the permit. The second inspection will be at the time of the final installation inspection: the fee for a single wide inspection is \$100 for inspection plus \$50 for installation seal, and \$180 for installation of a multi section home plus \$50 for installation seal. If additional travel fees are required the inspector will advise you of that cost when you purchase your permit.